

Municipal Government Act and Halifax Regional Municipality Charter - Bill 177 an Act to amend the HRM City Charter and the Municipal Government Act.

- I live directly behind the Cleveland property that is being demolished as we speak.
- This house has been kept in very good condition all the time we have lived there, that is since 1976.
- So, from the perspective of it's condition, there was absolutely no need to demolish it.
- We received a letter from HRM on Thursday 5th May 2016 advising us that HRM had issued a demolition permit for the Cleveland Property and permission to build a four unit apartment block and four other houses on this property. Also that we could appeal this approval. However demolition had begun on this property on tuesday 3rd May 2016, making it nigh impossible for neighbours to appeal or have some input in the decision making process.
- I find this very high-handed. All the neighbours of this property will be heavily impacted and to say that I am disappointed is an understatement.
- Young Avenue is designated as an R-1 Zone, i.e. Single use Family dwellings.
- The permission to build of a four unit apartment block, which will be bigger than the original building, contravenes HRM's own Charter. Also the building of four additional units beside it on 20 feet or 27 feet wide lots is beyond belief, especially on young Avenue, which is one of the more attractive Streets within HRM and has been very popular as a pedestrian thoroughfare to Point Pleasant Park, not only with Halifax residents but also with tourists.
- This would seem to be a classic example of the complete disregard for the cultural identity, character and historical aspect of Halifax as the Capital City of Nova Scotia.
- Another of many examples would be the Honda Car Dealership expansion around the Robie Street area. HRM Council say they want to provide low cost housing and keep neighbourhoods intact, in one breath but then approve the demolition of twenty or so smaller houses to allow expansion of a Car Dealership. Those houses could be rebuilt and provide small affordable housing.
- There are many more examples around. In fact when driving around Halifax and Dartmouth, it looks as if there is a feeding frenzy going on amongst developers of High rise buildings.
- Considering this and some of the recent developments within HRM in the last few years, it would appear that HRM's decision makers can be bulldozed into approving anything no matter how bizarre when pushed by the business community. All of the neighbourhoods within HRM would seem to be under threat.

- I can only assume that the HRM Council Nova Scotia Politicians in general, over the years, have felt that the residents of HRM have no interest or pride in the City of Halifax and therefore this is reflected in their decisions to ride roughshod over any objections individuals might raise in their neighbourhood.
- There are many High-Rise buildings going up around Halifax. These buildings create their own weather systems and create a tunnel effect with wind at street level, making it difficult or even impossible for some people to walk past. Especially during the winter months which can be six months in Nova Scotia. This aspect seems to have been totally ignored in the approval of these buildings. Why is that ?
- There are many cities in North America that have realized in the last twenty or so years the potential of maintaining the Cultural identity, character and historical aspects of smaller affordable buildings and neighbourhoods. Very often younger people can afford to live there which attracts new business and this in turn creates a vibrant community. This fact does not seem to have been given any consideration by HRM and the decision makers in this City.
- I hope, especially for the youth of this Province but also for everyone else that this is not just another meaningless exercise and that they and everyone else will not be condemned to live in isolation in High Rise concrete cubicles at astronomical rents all their lives.

Patrick McGonigal